

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Resolution

AFFECTED DISTRICT: 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: PLAT - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS "ACARD PLAT" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE. (P 10-1-09, Acard Plat, P & Z Board recommended approval)

REPORT IN BRIEF: This proposal is to plat the southern portion of a 7.2 acre parcel owned by Broward County. The area to be platted is 3.6 acres and will be restricted to 45,000 square feet of County Animal Shelter. County staff have indicated that a new animal shelter site is needed due to the potential closure of the existing shelter located on airport property. The northern portion of the 7.2 acre County parcel is not part of this plat proposal and will continue to be used as a maintenance yard.

The following easements are proposed by this plat:

1. A twenty (20') foot canal maintenance easement along the south boundary of the plat
2. A fifty (50') foot access opening (restricted to right turn only) along the west boundary of the plat and adjacent to Pine Island Road.
3. An eighty (80') foot access opening along the west boundary of the plat and adjacent to Pine Island Road.

The following dedications are proposed for this plat:

1. A 3,540 square foot additional right-of-way along the west boundary (Pine Island Road)

The plat can be considered compatible with the abutting properties. The proposed plat is consistent with the Land Development Code as it relates to access, location, size, and use.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the April 14, 2010 Planning & Zoning Board meeting, Mr. Jacob made a motion, seconded by Mr. DeArmas, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – absent; Mr. Jacob – yes. **(Motion carried 4-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration subject to the following conditions:

1. Shall be subject to finding of adequacy determined by Broward County.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

Attachment(s): Resolution, Planning Report

Application: P 10-1-09/10-07/ACARD Plat
Original Report Date: 03/28/10

Revision: 04/16/10

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: Broward County/Board of County Commissioners
Address: 115 South Andrews Avenue – Suite #A550
City: Fort Lauderdale, Florida 33301
Phone: (954) 357-6419

Petitioner

Name: Helena Saleta, Broward County Public Works Department
Address: 115 South Andrews Avenue – Suite #A550
City: Fort Lauderdale, Florida 33301
Phone: (954) 357-6419

Background Information

Application Request: Approval of the plat known as “ACARD Plat”

Address: 8500 Griffin Road

Location: Generally located on the southeast corner of Griffin Road and Pine Island Road

Future Land Use Plan Map: Community Facility

Existing Zoning: CF, Community Facility

Existing Use: Service Yard for Broward County Public Works Department

Parcel Size: 3.60 gross acres (157,066 sq. ft.)

Proposed Use(s): Animal Shelter

Proposed Density: n/a

Surrounding Use(s):

North: Gas Station
South: Mobil Home Park
East: Warehouses
West: Shopping Center/ Residential (Cooper City)

Surrounding Land

Use Plan Map Designation(s):

North: 5 DU/Acre
South: Residential 10 DU/Acre
East: Industrial
West: Commercial/Residential

Surrounding Zoning(s):

North: B-3, Planned Business District
South: MH-10, Mobil Home Medium Density District
East: M-2, Medium Industrial District
West: Cooper City

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation was in place at the time of annexation.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-360(B)(1)) platting requirements.

Land Development Code (Section 12-366.1 (A) thru (D)) submission requirements for plats.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8 acre industrial park are located within this planning area, together

with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a Girl Scout campground facility, and a private school.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Community Facilities Use, policy 16-2: Community Facilities may be permitted in land use categories other than Community Facilities category, provided such development is compatible with and does not adversely affect the development of surrounding land for designated purposes.

Future Land Use Plan, policy 7-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Land Use Compatibility and Community Appearance, Policy 20-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 20-2: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 20-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The subject site consists of 3.60 gross acres (157,066 sq. ft.)
2. *Restrictive Note:* This plat is restricted to 45,000 square feet of County Animal Shelter.
3. *Access:* The proposed plat proposed 2 access openings along Pine Island Road. A 50 foot access opening restricted to right turns only, which center line is located 45 feet from the southwest corner of the property, and an 80 foot access opening which center line is located 305 feet from the same corner.
4. *Trails:* The Linear Park Trail is located across Griffin Road, along Orange Drive. This trail will accommodate pedestrian connection to and from the subject site and will also provide access numerous Davie sites and other trails.

5. *Easements and Reservations:* The following easements are proposed by this plat:
 - a. A twenty (20') foot canal maintenance easement along the south boundary of the plat
 - b. A fifty (50') foot access opening (restricted to right turn only) along the west boundary of the plat and adjacent to Pine Island Road.
 - c. An eighty (80') foot access opening along the west boundary of the plat and adjacent to Pine Island Road.
 6. *Dedications:* The following dedications are proposed by this plat:
 - a. A 3,540 square foot additional right-of-way along the west boundary (Pine Island Road)
 7. *Drainage:* The proposed plat is within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to the issuance of any site development permit.
 8. *Compatibility:* The plat can be considered compatible with the abutting properties. The proposed plat is consistent with the Land Development Code as it relates to access, location, size, and use.
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Significant Development Review Agency Comments

This application does not have any pending Development Review Committee comments

Staff Analysis

The subject site was originally platted according to “Newman’s Survey” as recorded in Plat Book 2, Page 26 of the public records of Miami-Dade County, Florida. The proposed plat meets the intent of the CF, Community Facility District. Additionally, the plat is compatible with both the Comprehensive Plan and the Future Land Use Plan Map designation of Community Facility.

Findings of Fact

Staff finds that the proposed “ACARD Plat” is in accordance with the Comprehensive Plan and Land Development Code as it relates to access, location, and size.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the April 14, 2010 Planning & Zoning Board meeting, Mr. Jacob made a motion, seconded by Mr. DeArmas, to approve. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – absent; Mr. Jacob – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. Zoning and Aerial Map
 2. Future Land Use Map
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Prepared by: _____
Reviewed by: _____

File Location: P&Z\Development Applications\Applications\P_Plat\P_09\P 10-1-09 ACARD Plat

